



Ballard Urban Design and Transportation Framework

Meeting # 15: Pivoting to Implementation



Department of Planning
and Development



Agenda

4:00	Intro & Questions Recent activities Open house - new date	Tom
4:05	Draft Street Design Concepts	Chris, Aditi
4:35	Next Steps and Timeline	Aditi
4:45	Recap of urban design recommendations	Aditi
5:00	Adjourn	

Streetscape Plans

What is a streetscape plan?

- Document to establish a vision, guide incremental improvements to create an excellent public realm.
- Adopted to Seattle's Right-of-Way Improvement Manual

When will they be implemented?

Improvements will be built over time through public sector projects, private development and/or grants.

Why?

Streetscape contributes to character and open space of a neighborhood.

Community - streetscape that responds to

their unique needs and use

Developers - improves the predictability of the Permit process, and landscape elements may be counted toward landscaping

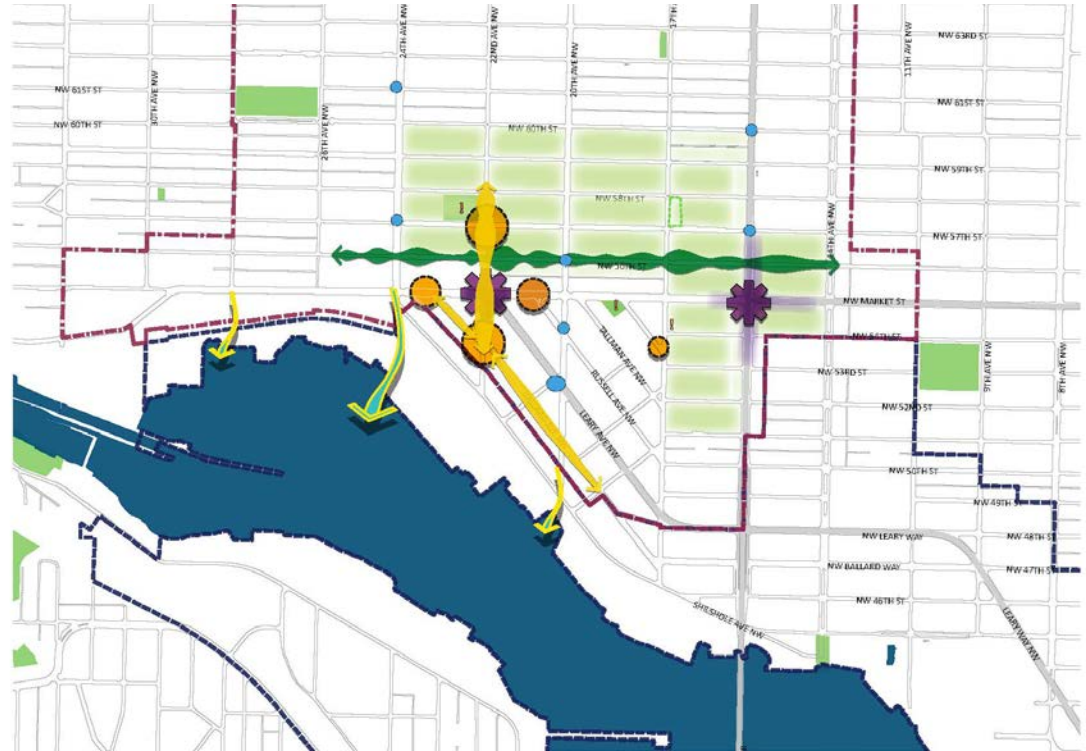
requirements



Draft street design concepts

Strong community support to continue enhancing the walkability of Ballard.

UDF Ballard Ave ,
NW 56th St
(between 14th and 24th)
and 22nd Ave NW
(between 58th and Ballard
Ave) connect major
neighborhood
destinations.

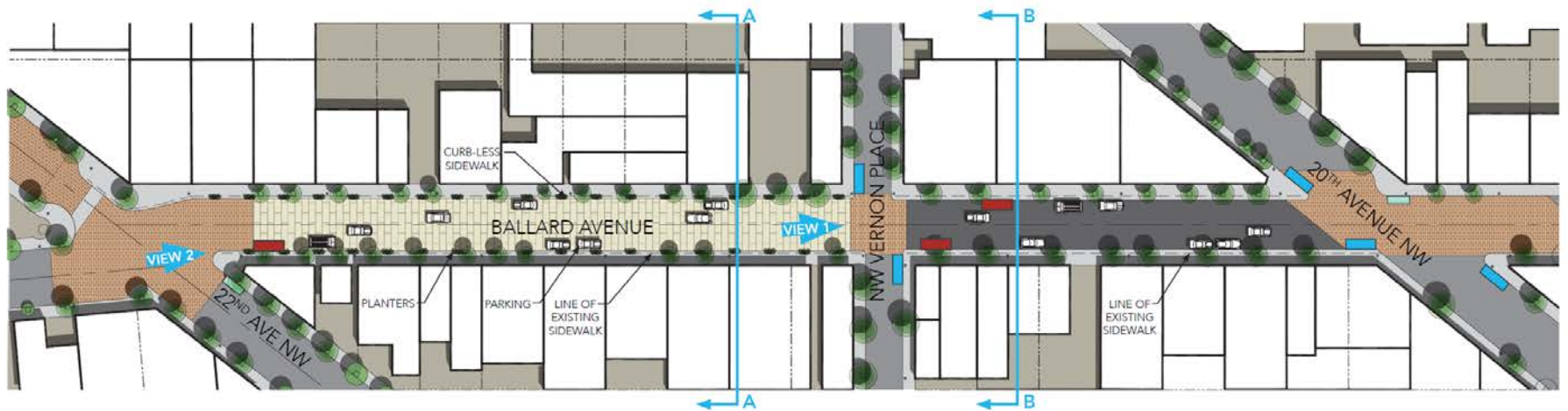




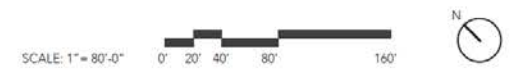
Ballard Ave Streetscape Concept

Ballard Ave Streetscape Concept

- “Urban curbless” street design between 20th and Vernon or 22nd
- Placemaking elements (e.g. “Streeteries”, planter boxes)
- Widen pedestrian areas 2-3 feet, while maintaining service delivery and emergency access.
- Bicycle sharrows (shared lane markings) and parking (staple racks, corrals)
- Upgrade ADA curb ramps at pedestrian crossings
- Install streetlights at appropriate locations to improve pedestrian and bicycle visibility at night



- SMALL BIKE CORRAL
- LARGE BIKE CORRAL
- STREATERY



Ballard Avenue STREET IMPROVEMENTS **SITE PLAN**



STREET VIEW Looking Southeast over the intersection of Ballard Avenue and NW Vernon Place

Ballard Avenue STREET IMPROVEMENTS

STREET VIEW 1



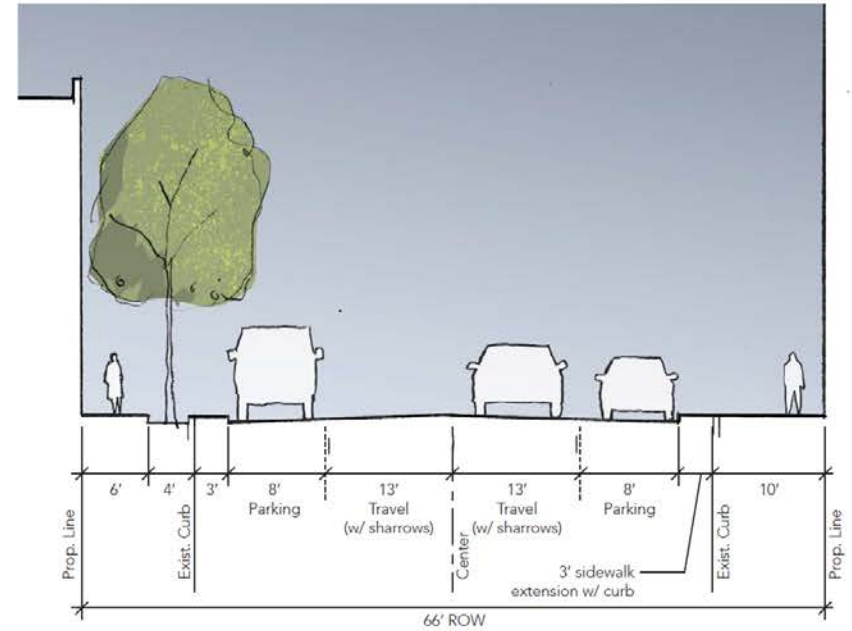
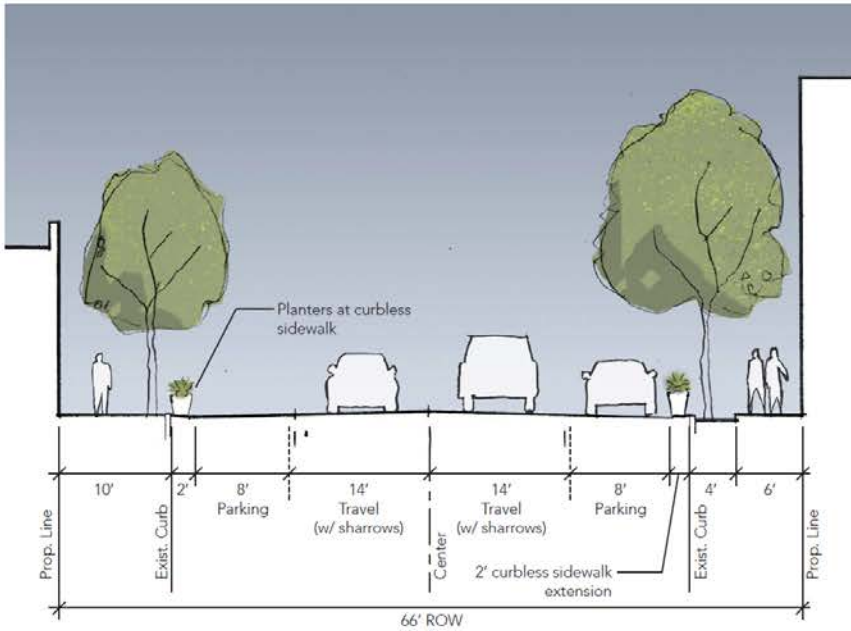
Streatery

Sidewalk extension adds 2 feet to walking corridor at this section of Ballard Ave.

STREET VIEW Looking Southeast along Ballard Avenue from 22nd Ave NW

Ballard Avenue STREET IMPROVEMENTS

STREET VIEW 2

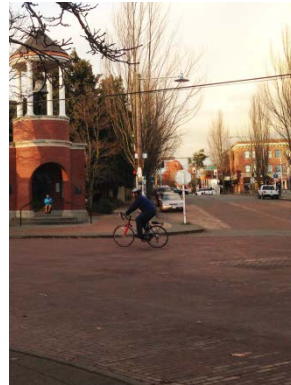


Ballard Avenue STREET IMPROVEMENTS **SECTIONS**

22nd Ave “festival street” design principles



Flexible Functionality



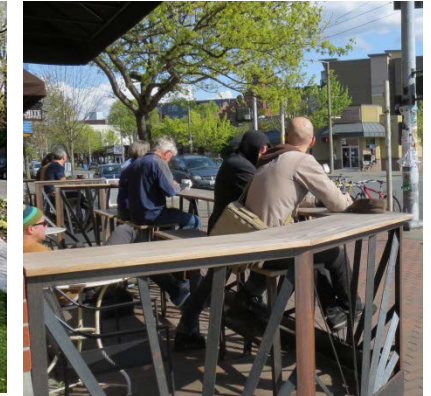
Differentiate elements and unify materials elements to create a legible yet integrated transition-from regional destination to community square



Create safe interface between pedestrians and traffic, prioritize pedestrian safety

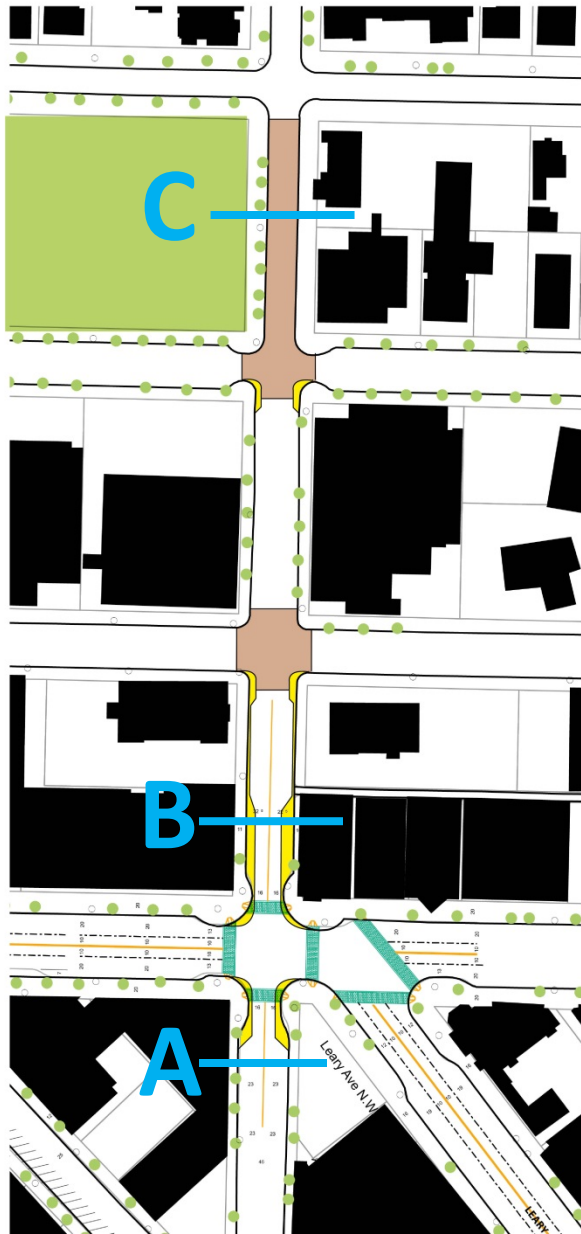


Accessible secure sidewalks and generous crosswalk waiting areas and widths

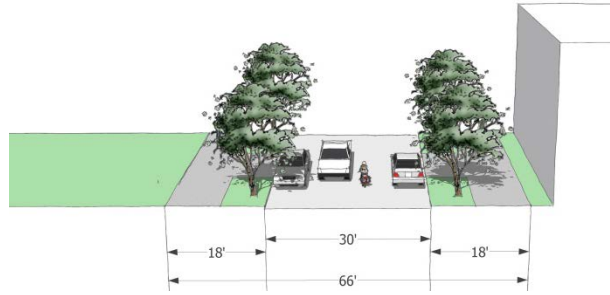


Active and porous street edges

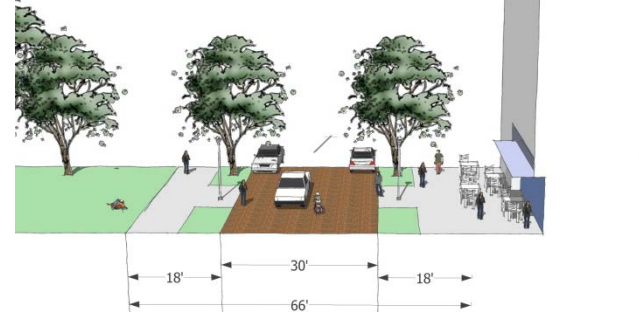
22nd Ave draft concepts



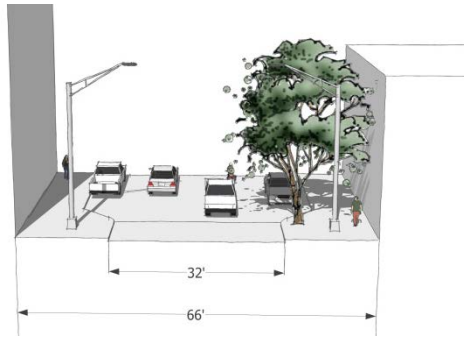
C- Existing



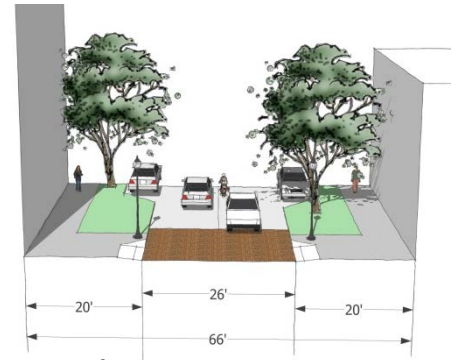
C- Proposed
Curbless street and intersection



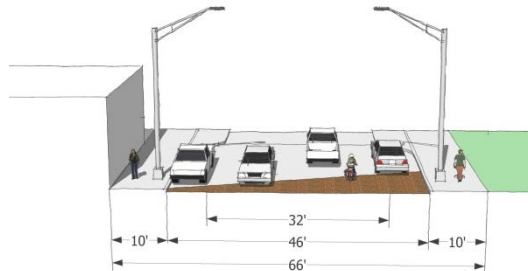
B- Existing



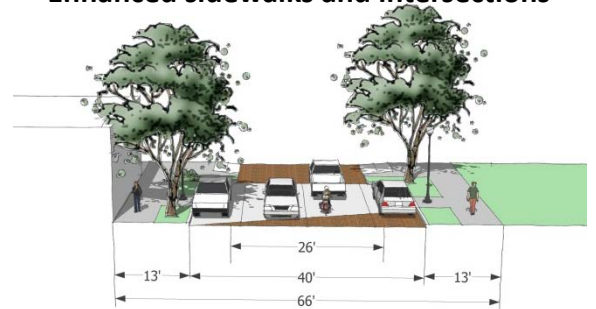
B- Proposed
Enhanced sidewalks and civic core gateway



A- Proposed



A- Proposed
Enhanced sidewalks and intersections



56th St “green street” design principles



Neighborhood space



Neighborhood design elements and urban greening



Prioritize pedestrian safety and comfort



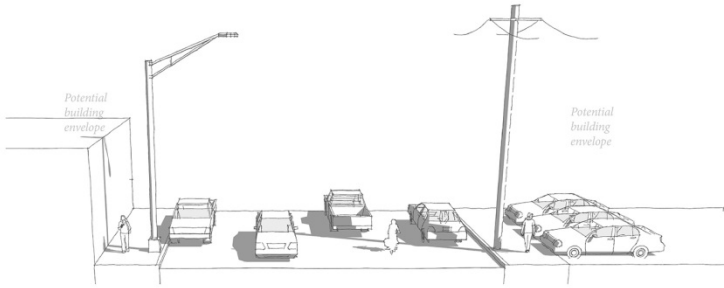
Accessible secure sidewalks



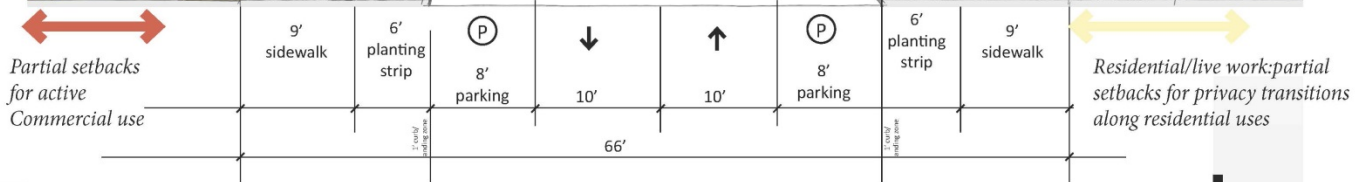
Eddies of activity and landscaping along sidewalk: commercial or corners, residential along block face



56th St draft concept

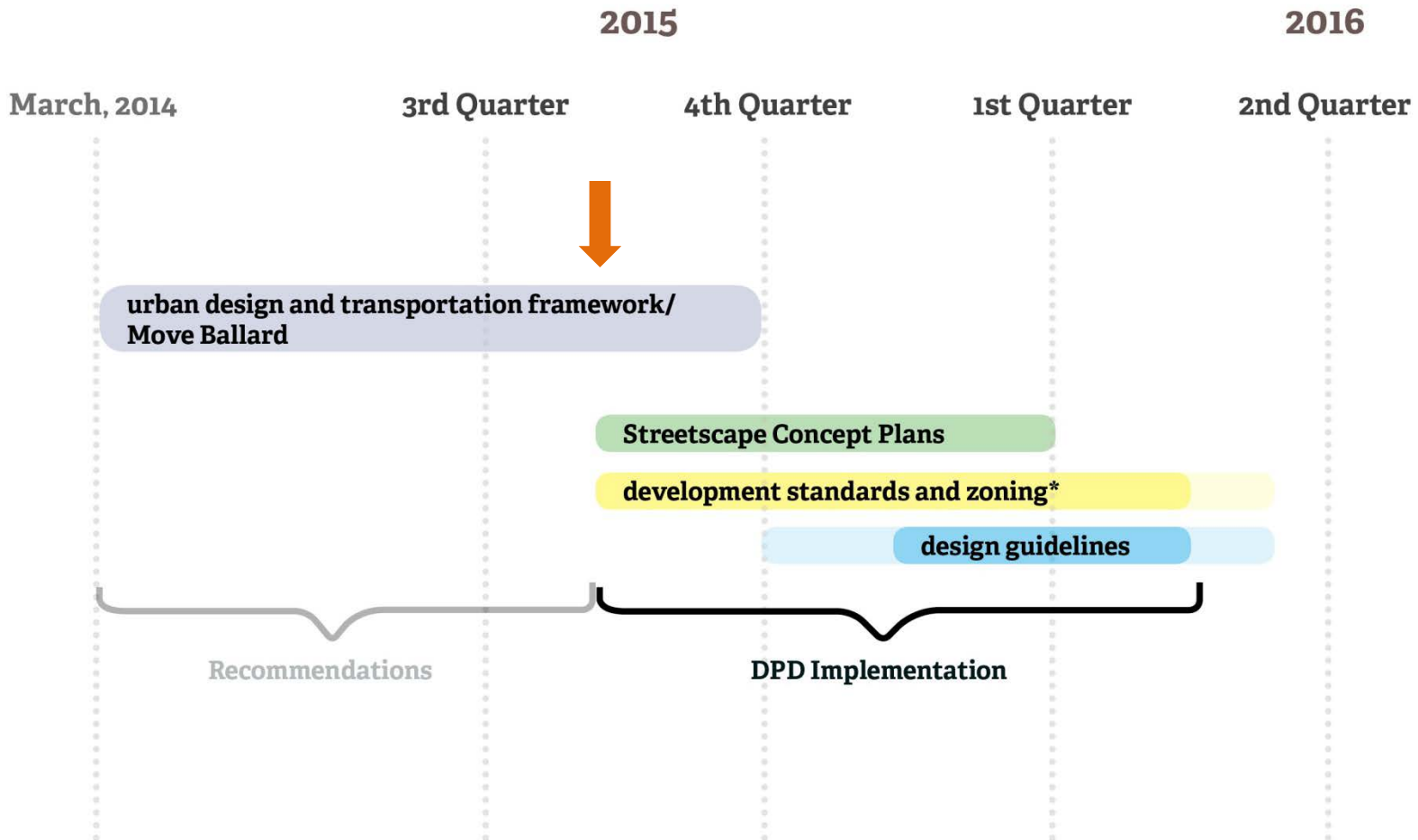


Existing Typical Section



Proposed Typical Section

Timeline



* timing of final legislation and Council approval will depend on direction of HALA programs and timing of HALA legislation

Next Steps

1. Finalize Move Ballard
2. Meet quarterly and on as-needed basis to provide feedback on direction of development standards, zoning and design guidelines
3. Recap of recommendations at meeting end today and at Open House.

Recommendations at a glance

Draft Location-Specific Recommendations

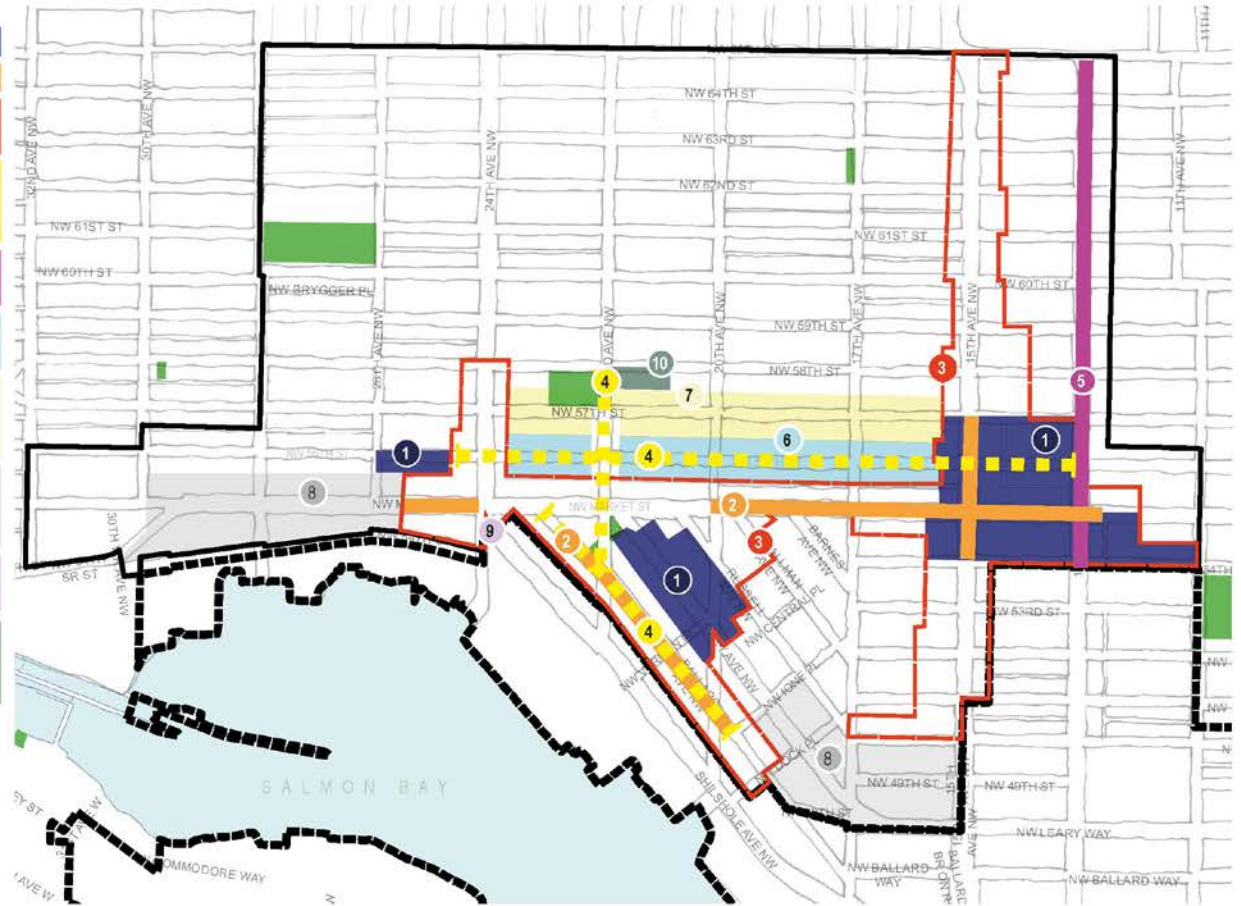
1. Rezone to NC to support pedestrian-oriented building design.
2. Extend Pedestrian Zone to support a walkable commercial core.
3. Encourage office development to strengthen the commercial core, support transit and create jobs close to where people live.
4. Design street concepts for 22nd Ave, 56th St and Ballard Ave to improve the walking environment between neighborhood destinations.
5. Encourage neighborhood-serving sales and services at key intersections by implementing RC zoning at those locations.
6. Implement development standards that will support a pedestrian-oriented public realm for residents of all ages.
7. Support the neighborhood's northward residential transition through the appropriate placement and design of ground-related residences, shops and restaurants.
8. Consider IC zone revisions within the UV that will favor industrial and manufacturing uses at street level while allowing maker/local production uses above to increase job density.
9. Improve access to Salmon Bay while supporting ongoing maritime and industrial mobility and business needs.
10. Rezone to midrise multifamily (MR) zone to support higher density residential development close to commercial and civic amenities, open space and transit.

Draft Area-Wide Recommendations

- Improve NC3 development standards to respond to massing & scale concerns due to Ballard's long blocks and large parcels.
- Draft neighborhood design guidelines for the commercial core.
- Improve use of existing open spaces.
- Support affordable housing adjacent to the commercial core.

Strategic Coordination Opportunities

1. Seattle Public Utilities West Ship Canal CSO Reduction Project
2. Burke-Gilman Trail Extension Project (Missing Link)
3. DPR Threading the Needle Waterfront Open Space Project
4. ST3/SDOT Ballard to Downtown Enhanced Transit Corridor
5. SDOT Market/45th Transit Improvement Project



Thanks!